

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of January 5, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Hibbard, Larsen, Pederson, Granlund, Seymour, Radabaugh,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1551-14) – I-1 to C-3P, McDonald’s Restaurant, Craig Road**

Bishop Engineering has submitted a request to rezone the site of the McDonald’s restaurant on Craig Road from I-1 to C-3P with a General Development Plan for a new McDonald’s restaurant. The Comprehensive Plan identifies this site as being appropriate for commercial development. The north portion of this site is already C-3P for the restaurant’s parking lot expansion in 1990. Staff recommended approval and maintaining the existing setbacks.

Mr. Jon Theis, McDonald’s USA, Bloomington MN, spoke in support and no one appeared in opposition.

Ms. Mitchell moved to recommend approval with the conditions listed in the staff report. Mr. Radabaugh seconded and the motion carried.

2. **REZONING (Z-1552-15) – TR-1A to R-2, 2408 and 2416 Vine Street**

Mr. Dan Schwaegel has submitted a request to rezone two parcels at 2408 and 2416 Vine Street from TR-1A to R-2 for an existing single-family home and future duplex. The applicant needs to obtain zoning for the purchase of the property and intends to live in the existing single-family home and build a duplex on the vacant lot. The Comprehensive Plan identifies this area as being appropriate for a commercial use along North Clairemont Avenue and then low-density residential to the west. The duplex will provide a transition between the future commercial use of the house and single-family homes to the west.

Mr. Dan Schwaegel appeared in support.

John Berg, 2525 Vine Street, spoke in opposition. He stated that he lives across the street and is a lifelong resident of the area. His family subdivided their property on the south side for single-family development.

Donna Hays, 2504 Vine Street, spoke in opposition. She lives abutting the property and does not want a rental duplex next to her home.

Ms. Mitchell moved to recommend approval of the request. Mr. Granlund seconded. Ms. Mitchell then stated that she will vote against the motion because of the opposition from the neighbors. Mr. Hibbard agreed with Ms. Mitchell. Mr. Weld called the vote and the motion failed unanimously.

3. **REZONING (Z-1553-15) – Pedestrian and Bicycle Ordinance Amendment**

Mr. Tufte stated that the proposed amendment to the Zoning Code (Site Plan Chapter) would add standards to be considered by the Plan Commission in its review of site plans. The amendment adds a specific listing of items to be considered when site plans are reviewed. This list will be helpful to a developer in understanding the City's expectations on sidewalk, crosswalk, and other site improvements. This amendment is recommended by the Bike and Pedestrian Advisory Committee.

No one appeared for comments. Mr. Hibbard moved to recommend approval. Mr. Pederson seconded and the motion carried.

4. **STREET VACATION – Oxford Avenue, Biscuit Apartment Building**

The City has received a request from the current adjacent property owner to vacate a very small portion of Oxford Avenue where the existing building (the former Parks and Recreation offices) encroaches in the right-of-way. The existing Oxford Avenue right-of-way is 66 feet wide. The proposed vacation will not require the relocation or abandonment of the existing roadway, sidewalk, or utilities. A small portion of the existing building juts into the right-of-way.

Laverne Hanson Jr., representing Metroplans, Minneapolis and Biscuit Lofts, appeared in support. The vacation will be approximately 1 foot in width and will satisfy the lender for the project.

Mr. Larsen moved to recommend approval of the vacation. Mr. Hibbard seconded and the motion carried.

5. **DISCUSSION**

A. **Comprehensive Plan Update, Planned Land Use Map and Categories**

Mr. Tufte briefed the commission on six areas to be reviewed for changes in the land use map. The first area is at the southwest corner of Hwy. 312 and Kane Road. Staff proposes an expansion of commercial use along Hwy. 312 and multi-family along Kane Road. The commission felt the change was positive. The second area is along E. Hamilton Avenue adjacent to Hwy 53. The proposed land use changes will be commercial along E. Hamilton Avenue. The commission agreed it was positive. The third area is along First Avenue adjacent to the County Justice Center, listing 3 homes as public use. The neighborhood wants the homes to remain residential. The commission agreed to list the three home as residential. The fourth area is along Galloway Street, east of Hastings Way. The commission agreed to show the land as mixed-use which will include Banbury Place. The fifth area is along Galloway Street east of Hastings Way. This area will be shown as commercial/residential with a greenway along the Eau Claire River. The commission agreed to this description. The sixth area is land on the north side of Menomonie Street west of Carson Park Drive. The commission agreed to show it as commercial development.

B. Comprehensive Plan Update, Community Forum Notice

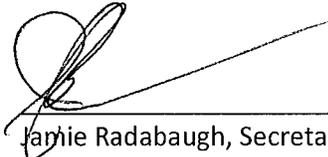
Mr. Tuftte reminded the commission that the first community forum on the Comprehensive Plan Update will be January 22, 2015 at 7 p.m. at RCU. Mr. Weber will present the new recommended changes and ideas.

C. Comprehensive Plan, Progress Report

Mr. Tuftte reviewed the list of projects that were completed and those that did not get completed in 2014. He also presented a list for 2015. He stated that many new projects may be a result of the Comprehensive Plan update.

6. MINUTES

The minutes of the meeting of December 1, 2014, were approved.



Jamie Radabaugh, Secretary